



BOTANICA
FORESTA



BOTANICA FORESTA
Experience the feeling of living among the forest.

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**BOTANICA
LUXURY**
VILLAS

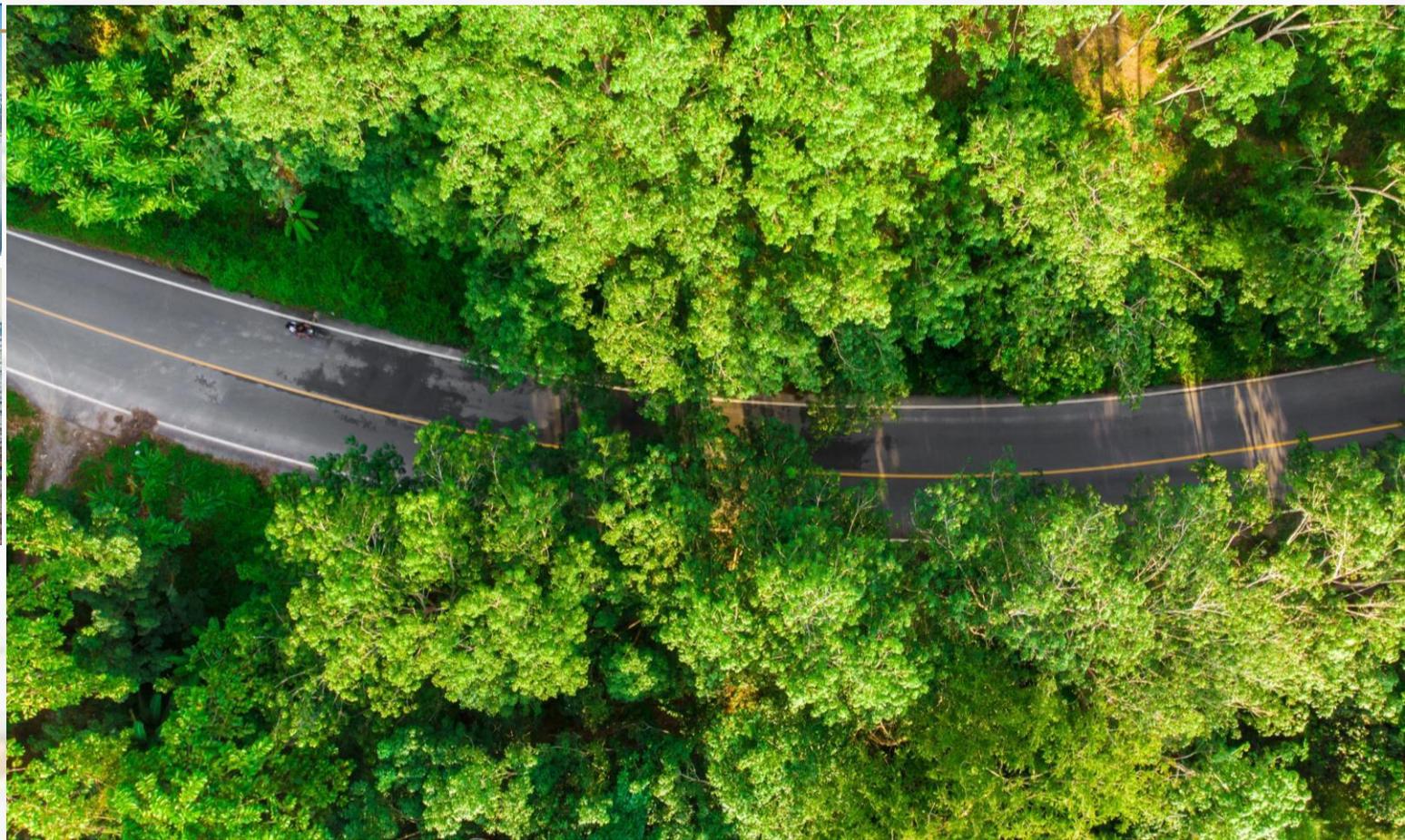
- A. BOTANICA Luxury Villas I, II, III
- B. BOTANICA The Residence
- C. BOTANICA Bangtao Beach
- D. BOTANICA Elegance
- E. BOTANICA The Valley
- F. BOTANICA The Nature
- G. BOTANICA Lakeside
- H. BOTANICA Foresta

PROJECT LOCATION





Imagine waking up to the impressive botanical views from your private luxury villa, sipping coffee on your terrace or just enjoying taking carefree jog around the luxury complex. Experience the real feeling of living among the forest.



PRIVILEGED PRIVACY IN A PREMIUM LOCATION

Botanica Foresta is nestled among the forest just a short drive to the beautiful Layan beach or to Phuket International Airport.

Located in a prime low-density area, the project is private and is in the safe and peaceful high-end community.



BOTANICA
FORESTA



- | | | |
|----------|--------------------------|---------|
| A | Bangtao Beach | 12 km. |
| B | Porto de Phuket | 10 km. |
| C | Villa Marker | 10 km. |
| D | Dream Beach Club | 5 km. |
| E | Blue Tree Water Park | 11 km. |
| F | Laguna Golf Course | 12 km. |
| G | UWC international School | 7.7 km. |

NEARBY ATTRACTIONS





ZONE B. : Allocate landed

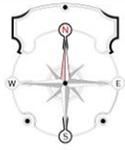
ZONE C. : Un allocate landed

ZONE A. : Un allocate landed

ZONE D. : Allocate landed



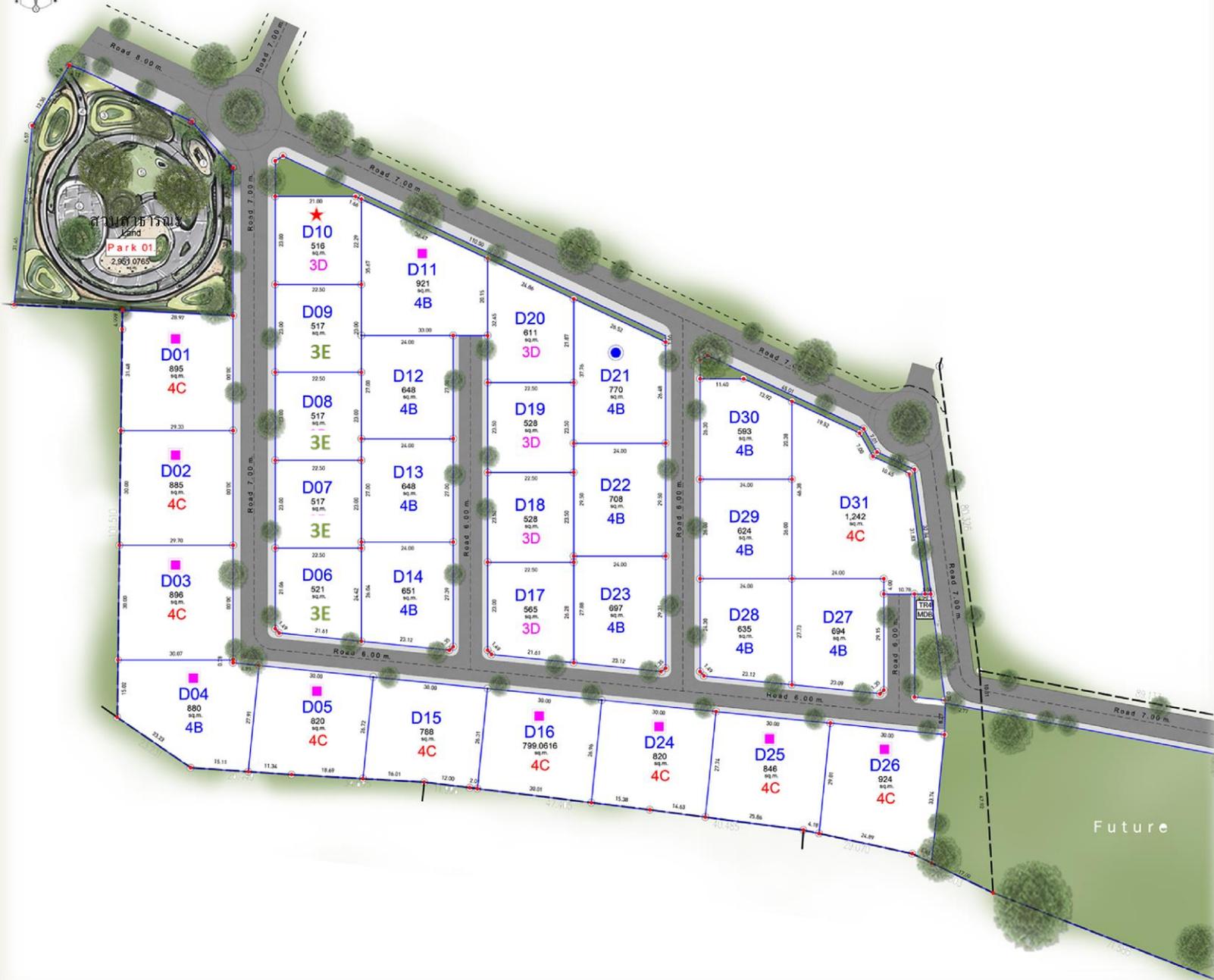
Master Plan zone A Modern Luxury style



Master Plan zone B Modern Luxury style



Master Plan zone D Tropical Balinese style



Zone A 11 Villas

NO.	Status	Unit Type	Number Bedroom	Plot size	Total Built up	Internal Area	External Area	Swimming Pool	Pool Size	Asking Price	Furniture Package	Yearly Common	Monthly Common
				(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(THB)		12	20
A01	Available	3A	3 Bedroom 4 Bathroom	590	360	196	164	45	4.50X10.00	30,450,000	2,500,000	141,600	11,800
A02	Available	3A	3 Bedroom 4 Bathroom	596	360	196	164	45	4.50X10.00	30,540,000	2,500,000	143,040	11,920
A03	Available	4A	4 Bedroom 6 Bathroom	800	550	278	272	54.6	4.20X13.00	45,000,000	3,500,000	192,000	16,000
A04	Available	3B	3 Bedroom 4 Bathroom	756	506	245	261	78.6	6.55X12.00	41,700,000	2,500,000	181,440	15,120
A05	Available	3B	3 Bedroom 4 Bathroom	777	506	245	261	78.6	6.55X12.00	42,015,000	2,500,000	186,480	15,540
A06	SOLD	4A	4 Bedroom 6 Bathroom	862	550	SOLD		SOLD		SOLD	SOLD	SOLD	SOLD
A07	SOLD	3A	3 Bedroom 4 Bathroom	615	360	SOLD		SOLD		SOLD	SOLD	SOLD	SOLD
A08	Available	4A	4 Bedroom 6 Bathroom	785	550	278	272	54.6	4.20X13.00	44,775,000	3,500,000	188,400	15,700
A09	Available	4A	4 Bedroom 6 Bathroom	786	550	278	272	54.6	4.20X13.00	44,790,000	3,500,000	188,640	15,720
A10	Available	4A	4 Bedroom 6 Bathroom	794	550	278	272	54.6	4.20X13.00	44,910,000	3,500,000	190,560	15,880
A011	Available	3B	3 Bedroom 4 Bathroom	790	506	245	261	78.6	6.55X12.00	42,210,000	2,500,000	189,600	15,800

Zone B 16 Villas

NO.	Status	Unit Type	Number Bedroom	Plot size	Total Built up	Internal Area	External Area	Swimming Pool	Pool Size	Asking Price	Furniture Package	Yearly Common	Monthly Common
				(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(THB)		12	20
B01	Show Unit	4A	4 Bedroom 6 Bathroom	777	550	278	272	54.6	4.20X13.00	44,655,000	3,500,000	186,480	15,540
B02	SOLD	SOLD	SOLD	871	550	SOLD		SOLD		SOLD	SOLD	SOLD	SOLD
B03	SOLD	SOLD	SOLD	502	450	SOLD		SOLD		SOLD	SOLD	SOLD	SOLD
B04	SOLD	SOLD	SOLD	461	330	SOLD		SOLD		SOLD	SOLD	SOLD	SOLD
B05	Available	3A.1	3 Bedroom 3 Bathroom	411	330	216	114	37.4	4.35X8.60	25,965,000	2,500,000	98,640	8,220
B06	SOLD	SOLD	SOLD	570	352	SOLD		SOLD		SOLD	SOLD	SOLD	SOLD
B07	Available	4D	4 Bedroom 5 Bathroom	687	401	218	183	37.8	3.50X10.80	34,365,000	3,500,000	164,880	13,740
B08	Available	4D	4 Bedroom 5 Bathroom	802	401	218	183	37.8	3.50X10.80	36,090,000	3,500,000	192,480	16,040
B09	Available	4A	4 Bedroom 6 Bathroom	827	550	278	272	54.6	4.20X13.00	45,405,000	3,500,000	198,480	16,540
B10	Available	4D	4 Bedroom 5 Bathroom	609	401	218	183	37.8	3.50X10.80	33,195,000	3,500,000	146,160	12,180
B11	Available	4D	4 Bedroom 5 Bathroom	608	401	218	183	37.8	3.50X10.80	33,180,000	3,500,000	145,920	12,160
B12	Available	4D	4 Bedroom 5 Bathroom	608	401	218	183	37.8	3.50X10.80	33,180,000	3,500,000	145,920	12,160
B13	Available	4D	4 Bedroom 5 Bathroom	609	401	218	183	37.8	3.50X10.80	33,195,000	3,500,000	146,160	12,180
B14	Available	4A	4 Bedroom 6 Bathroom	827	550	278	272	54.6	4.20X13.00	45,405,000	3,500,000	198,480	16,540
B15	Available	4D	4 Bedroom 5 Bathroom	1121	401	218	183	54.6	3.50X10.80	40,875,000	3,500,000	269,040	22,420
B16	Available	4D	4 Bedroom 5 Bathroom	1103	401	218	183	54.6	3.50X10.80	40,605,000	3,000,000	264,720	22,060

Zone D 31 Villas

NO.	Status	Unit Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area	External Area	Swimming Pool (Sq.M)	Pool Size	Asking Price (THB)	Furniture Package	Yearly Common	Monthly Common
						(Sq.M)	(Sq.M)		(Sq.M)			(Sq.M)	12
D01	Available	4C	4 Bedroom 6 Bathroom	895	573	255	318	75	5.00x15.00	45,387,500	3,500,000	214,800	17,900
D02	Available	4C	4 Bedroom 6 Bathroom	885	573	255	318	75	5.00x15.00	45,232,500	3,500,000	212,400	17,700
D03	Available	4C	4 Bedroom 6 Bathroom	896	573	255	318	75	5.00x15.00	45,403,000	3,500,000	215,040	17,920
D04	Available	4B	4 Bedroom 5 Bathroom	880	450	332	118	48	4.00x12.00	38,390,000	3,000,000	211,200	17,600
D05	Available	4C	4 bedroom 6 bathroom	820	573	255	318	75	5.00x15.00	44,225,000	3,500,000	196,800	16,400
D06	Available	3E	3 Bedroom 4 Bathroom	521	312	166	146	40	4.00x9.55	25,235,500	2,500,000	125,040	10,420
D07	Available	3E	3 Bedroom 4 Bathroom	517	312	166	146	40	4.00x9.55	25,173,500	2,500,000	124,080	10,340
D08	Available	3E	3 Bedroom 4 Bathroom	517	312	166	146	40	4.00x9.55	25,173,500	2,500,000	124,080	10,340
D09	Available	3E	3 Bedroom 4 Bathroom	517	312	166	146	40	4.00x9.55	25,173,500	2,500,000	124,080	10,340
D10	SOLD	3D	3 Bedroom 4 Bathroom	516	352	SOLD		SOLD		SOLD	SOLD	SOLD	SOLD
D11	Available	4B	4 Bedroom 5 Bathroom	921	450	332	118	48	4.00x12.00	39,025,500	3000000	SOLD	18420
D12	Available	4B	4 Bedroom 5 Bathroom	648	450	332	118	48	4.00x12.00	34,794,000	2,500,000	155,520	12,960
D13	Available	4B	4 Bedroom 5 Bathroom	648	450	332	118	48	4.00x12.00	34,794,000	2,500,000	155,520	12,960
D14	Available	4B	4 Bedroom 5 Bathroom	651	450	332	118	48	4.00x12.00	34,840,500	2,500,000	156,240	13,020
D15	Available	4C	4 Bedroom 6 Bathroom	788	573	255	318	75	5.00x15.00	43,729,000	3,500,000	189,120	15,760
D16	Available	4C	4 Bedroom 6 Bathroom	799	573	255	318	75	5.00x15.00	43,899,500	3,500,000	191,760	15,980
D17	Available	3D	3 Bedroom 4 Bathroom	565	352	257	95	40	4.00x10.00	28,117,500	2,500,000	135,600	11,300
D18	Available	3D	3 Bedroom 4 Bathroom	528	352	257	95	40	4.00x10.00	27,544,000	2,500,000	126,720	10,560
D19	Available	3D	3 Bedroom 4 Bathroom	528	352	257	95	40	4.00x10.00	27,544,000	2,500,000	126,720	10,560
D20	Available	3D	3 Bedroom 4 Bathroom	611	352	257	95	40	4.00x10.00	28,830,500	2,500,000	146,640	12,220
D21	Show villa	4B	4 Bedroom 5 Bathroom	770	462	337	125	48	4.00x12.00	37,345,000	3,000,000	184,800	15,400
D22	Available	4B	4 Bedroom 5 Bathroom	708	462	337	125	48	4.00x12.00	36,384,000	3,000,000	169,920	14,160
D23	Available	4B	4 Bedroom 5 Bathroom	697	462	337	125	48	4.00x12.00	36,213,500	3,000,000	167,280	13,940
D24	Available	4C	4 Bedroom 6 Bathroom	820	573	255	318	75	5.00x15.00	44,225,000	3,500,000	196,800	16,400
D25	Available	4C	4 Bedroom 6 Bathroom	846	573	255	318	75	5.00x15.00	44,628,000	3,500,000	203,040	16,920
D26	Available	4C	4 Bedroom 6 Bathroom	924	573	255	318	75	5.00x15.00	45,837,000	3,500,000	221,760	18,480
D27	Available	4B	4 Bedroom 5 Bathroom	694	462	337	125	48	4.00x12.00	36,167,000	3,000,000	166,560	13,880
D28	Available	4B	4 Bedroom 5 Bathroom	635	450	332	118	48	4.00x12.00	34,592,500	3,000,000	152,400	12,700
D29	Available	4B	4 Bedroom 5 Bathroom	624	450	332	118	48	4.00x12.00	34,422,000	3,000,000	149,760	12,480
D30	Available	4B	4 Bedroom 5 Bathroom	593	400	332	118	48	4.00x12.00	31,191,500	3,000,000	142,320	11,860
D31	Available	4C	4 Bedroom 6 Bathroom	1,242	760	343	417	75	5.00x15.00	61,051,000	3,500,000	298,080	24,840

Notes

- All private pool villas are finished with Swimming pool, Air-condition, Built-in wardrobe, Kitchen and Landscape design.
- Villa selling price are fixed in Thai baht only.
- Furniture package is optional.
- Sinking Fund 100,000 THB. (One Time Payment)
- Monthly Common Area Management Fee 20 THB / Sqm .
24-hour security ,Garbage collection , Common Electricity, Maintenance of the landscaping for common area fee per month.

Ownership at Botanica Villas.

Botanica luxury villa are sold on both free hold and leasehold basis.

Leasehold title : Applies to foreigners on 30 x 3 years lease for the land ownership of the villas.

Freehold title : Applies to Thai buyers or foreign nations buying through Thai limited company to own both the land and the villas.

All taxes and transfer fee will be shared 50/50 between developer and the buyer.

Payment Terms.

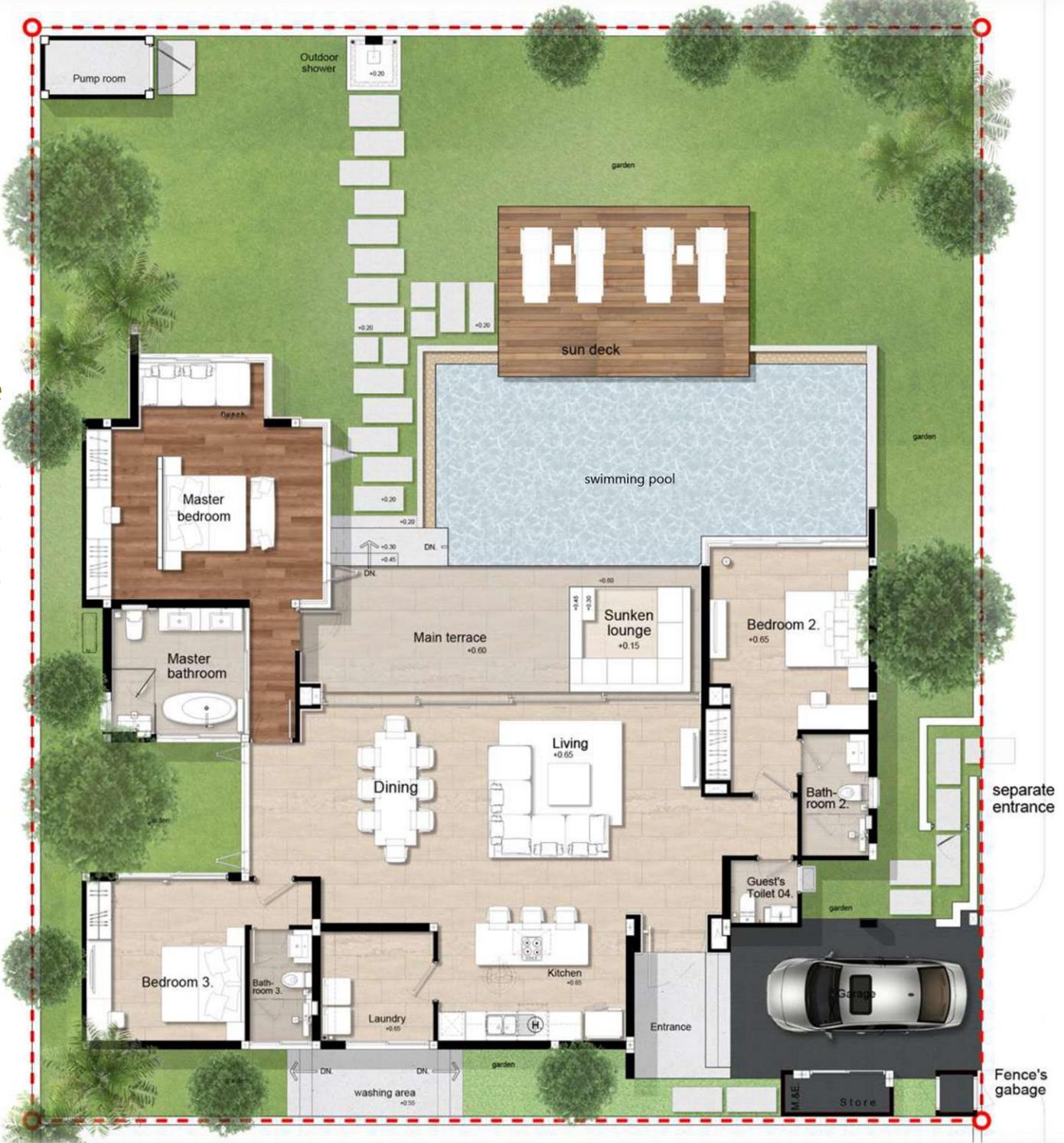
1 st Reservation Deposit	2%
2 nd Sales & Purchase Agreement Sign within 30Day After reservation	28%
3 rd Finished Foundation post	15%
4 th Finished concrete structure	15%
5 th Finished wall and roof structure	15%
6 th Finished floor finishing ,built-in furniture and paint , window and doors frame	15%
7 th Transfer land registration	10%

Payment Terms (finished).

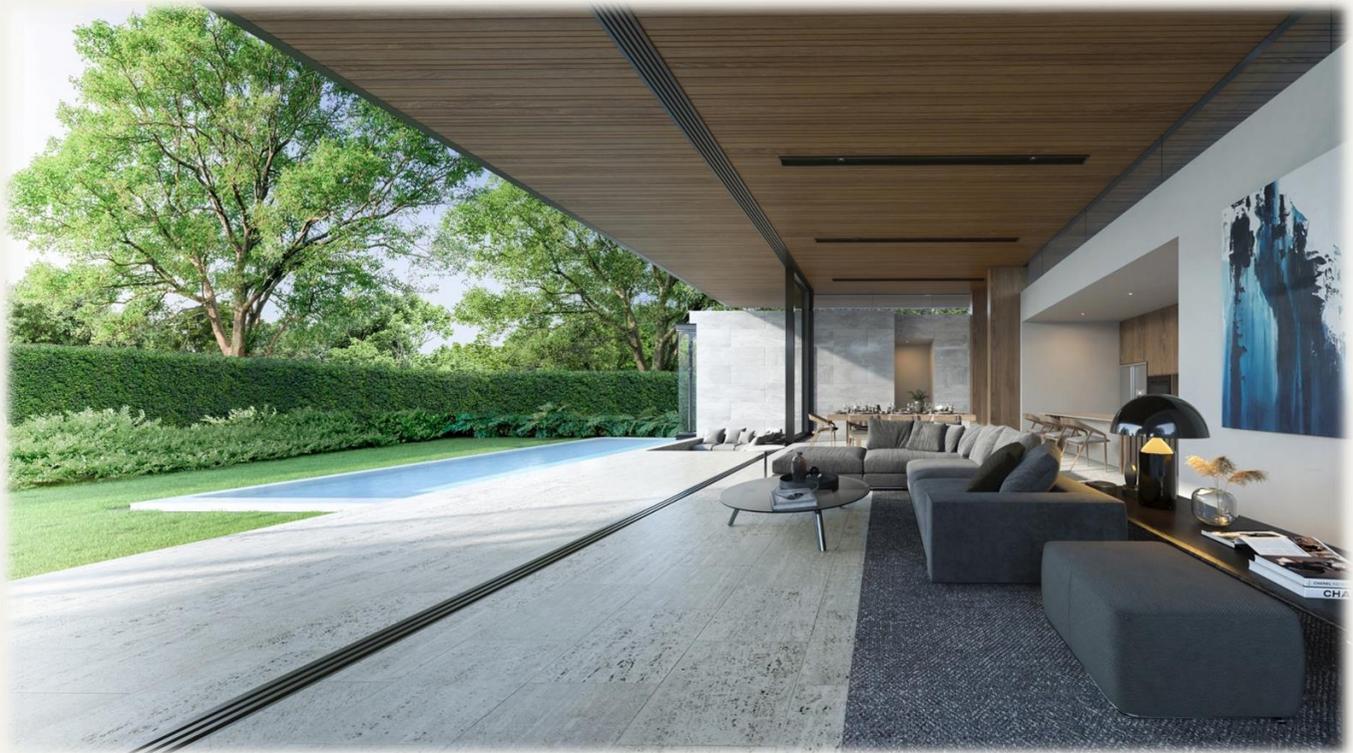
1 st Reservation Deposit	2%
2 nd Sales & Purchase Agreement Sign with 30 day after reservation	48%
3 rd Transfer of ownership	50%

Zone A Type 3A Modern Luxury Style

Built-up area: 360 sqm.
Internal: 196 sqm.
External: 164 sqm.
Swimming pool: 4.50X10.00 M.

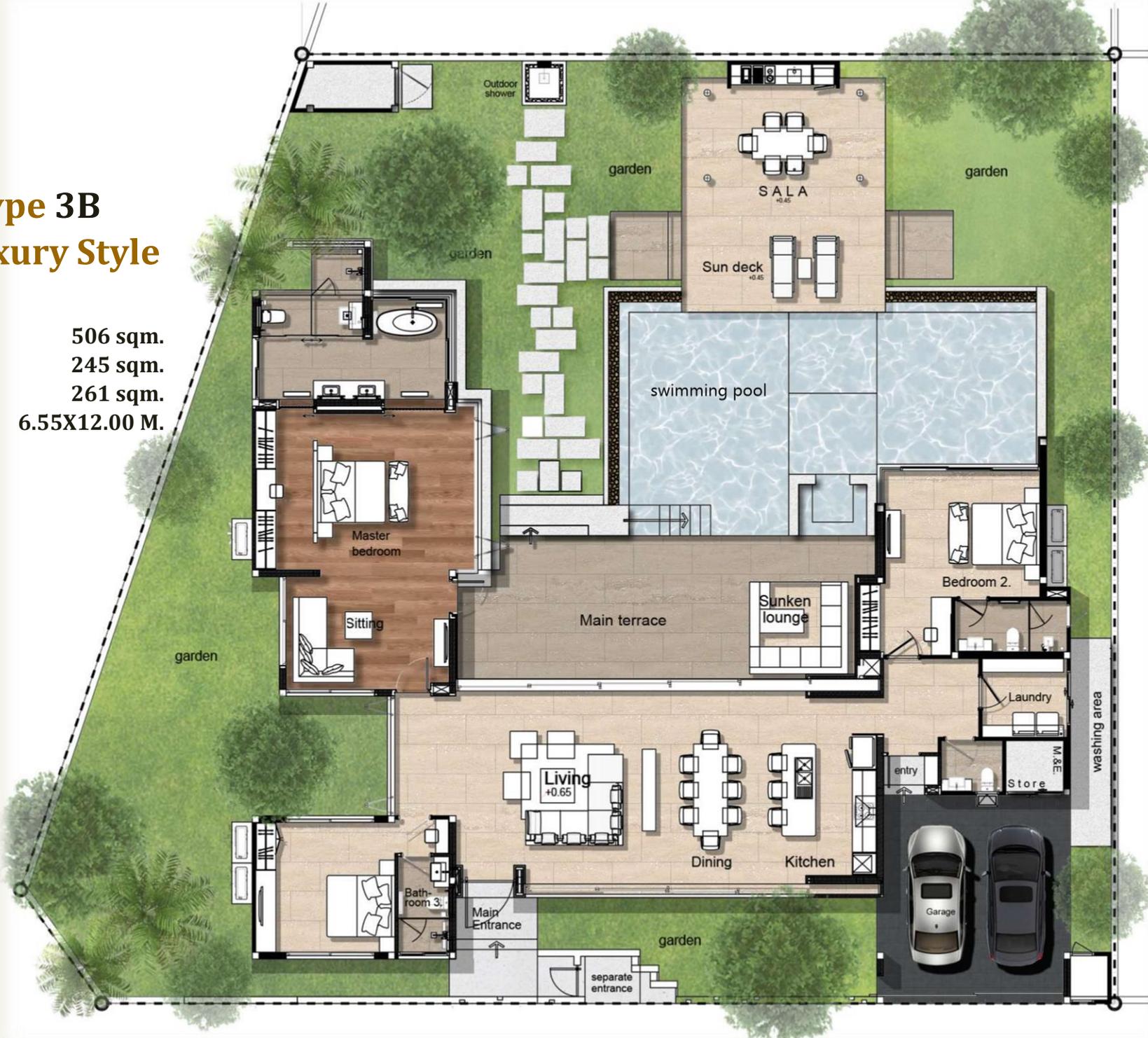


Zone A Type 3A
Modern Luxury Style



Zone A Type 3B Modern Luxury Style

Built-up area: 506 sqm.
Internal: 245 sqm.
External: 261 sqm.
Swimming pool: 6.55X12.00 M.



Zone A Type 3B
Modern Luxury Style





Zone A,B Type 4A
Modern Luxury Style

Built-up area: 550 sqm.
 Internal: 278 sqm.
 External: 272 sqm.
 Swimming pool: 4.20X13.00 M.

Zone A,B Type 4A Modern Luxury Style



Zone A,B Type 4A
Modern Luxury
Style



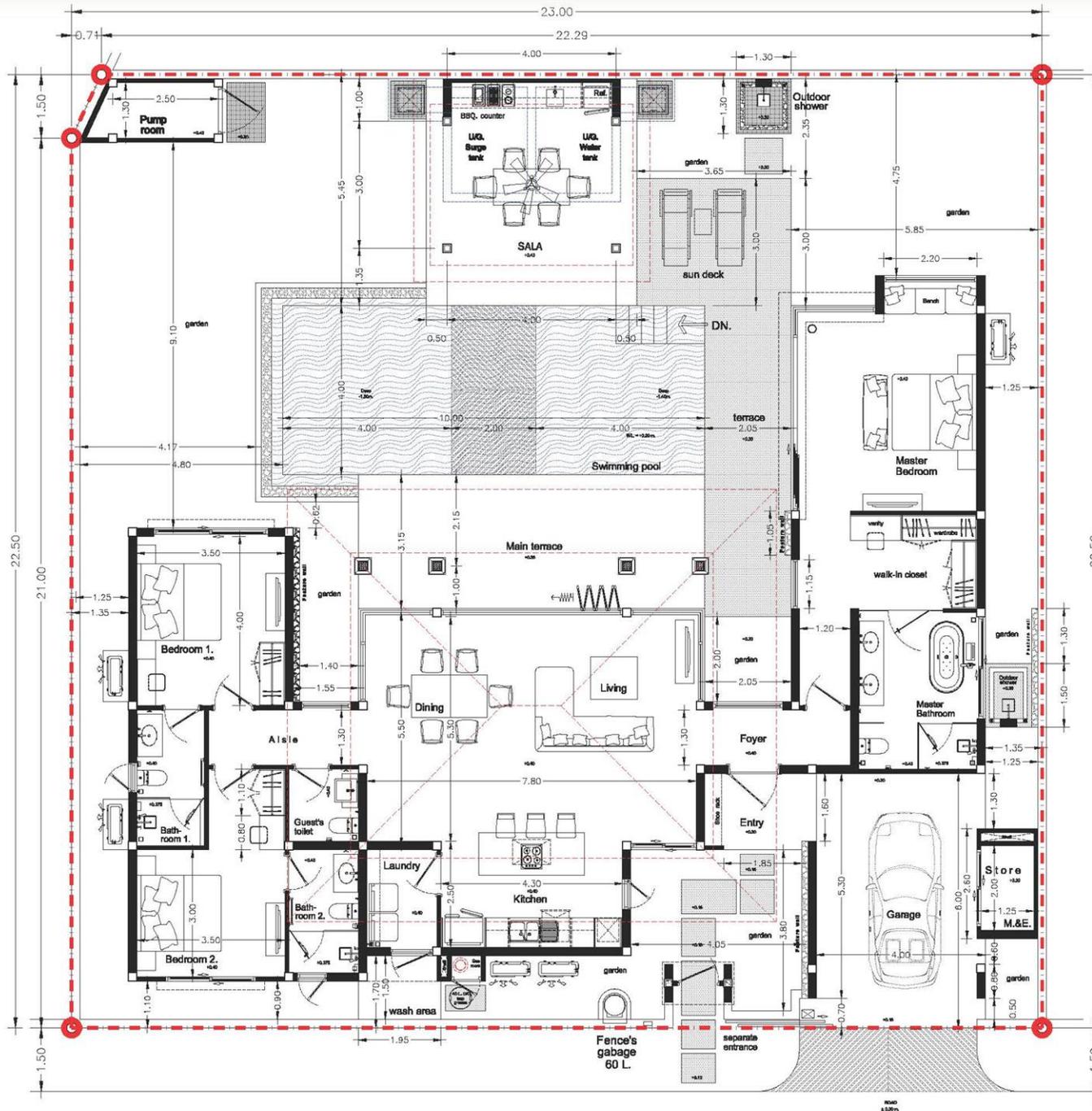
Zone B Type 4D

Modern Luxury Style

Built-up area: 401 sqm.
Internal: 218 sqm.
External: 183 sqm.
Swimming pool: 3.50X10.80 M.



Zone D Type 3D Tropical Balinese Style



Type : 3D. Plot : D10
 Land Plot = 516.9710 sq.m.
 Useable space :
 Covered area = 257.3252 sq.m.
 External area = 95.4004 sq.m.
 All area = 352.7256 sq.m.
 Swimming pool size 4.00 x 10.00 m.



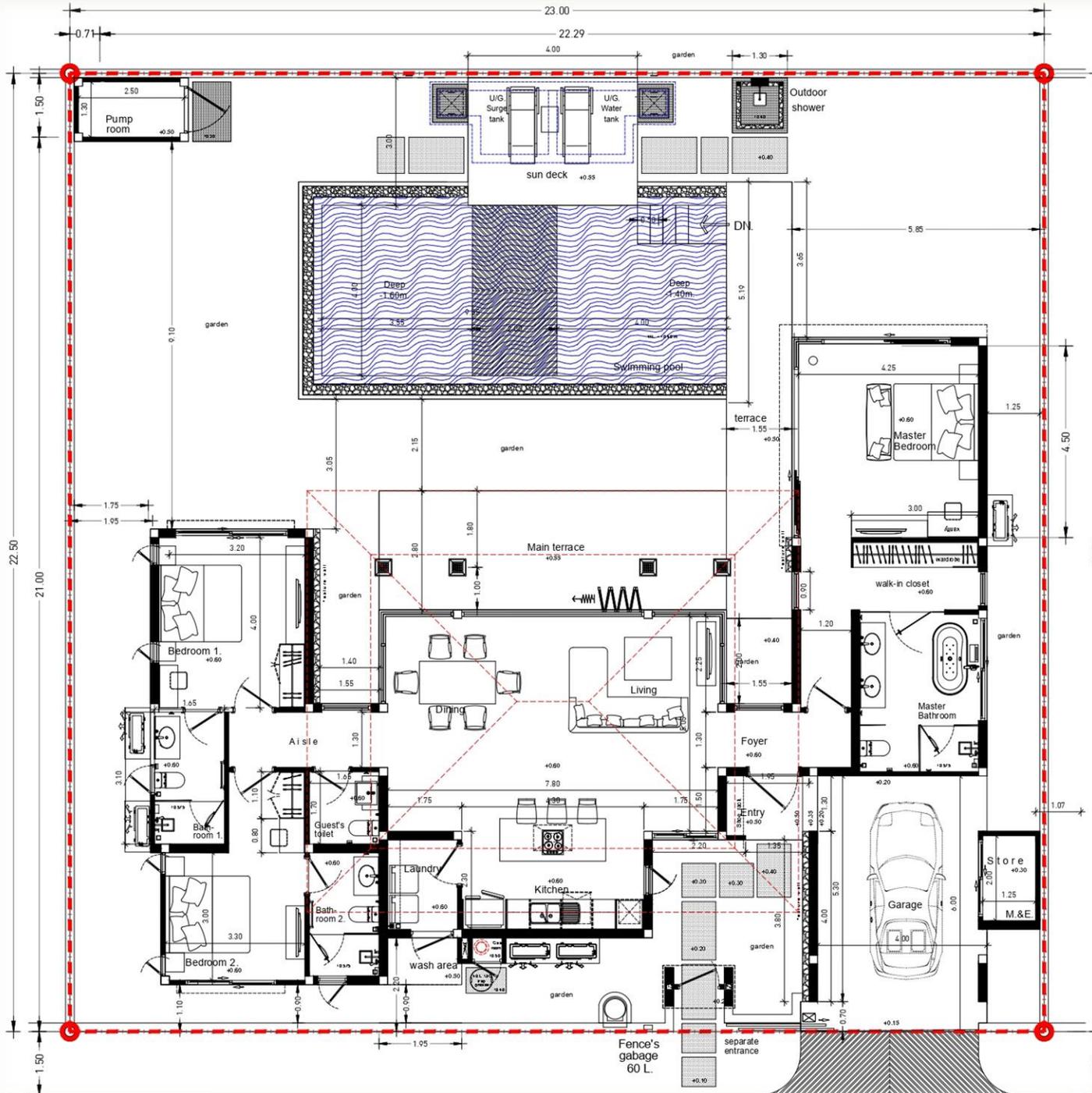
Type : 3D Plot : D10

Botanica Foresta **10**

Update : 27 Aug.21
 Revise 04

Ground Floor Plan
 scale 1:100

Zone D Type 3E Tropical Balinese Style



Type : 3E. Plot : D09
 Land Plot = 517.5000 sq.m.
 Useable space :
 Internal area = 166.7230 sq.m.
 External area = 146.2498 sq.m.
 All area = 312.9728 sq.m.
 Swimming pool size 4.00 x 9.55 m.



Type : 3E Plot : D09

Botanica Foresta **10**

Update : 23 Mar.'22
 Revise 01

Ground Floor Plan
 scale 1:100

Zone D Type 3D, 3E Tropical Balinese Style



Zone D Type 4B Tropical Balinese Style (Show Villa)



Zone D Type 4C Tropical Balinese Style



Botanica Foresta Luxury villas

4C

USEABLE AREA	570.00 SQ.M.
INTERNAL AREA	256.00 SQ.M.
EXTERNAL AREA	314.00 SQ.M.
1 GARAGE	40.00 SQ.M.
2 MAIN ENTRANCE	18.00 SQ.M.
3 DINNING, LIVING, KITCHEN AREA	80.00 SQ.M.
4 MASTER BEDROOM	46.00 SQ.M.
5 MASTER BATHROOM	21.00 SQ.M.
6 BEDROOM-2	20.00 SQ.M.
7 BATHROOM-2	6.00 SQ.M.
8 BEDROOM-1	24.00 SQ.M.
9 BATHROOM-1	7.00 SQ.M.
10 GUEST'S TOILET	4.00 SQ.M.
11 BEDROOM-3	29.00 SQ.M.
12 BATHROOM-3	7.00 SQ.M.
13 STORAGE	5.00 SQ.M.
14 LAUNDRY ROOM	13.00 SQ.M.
15 MAIN TERRACE	67.00 SQ.M.
16 SWIMMING POOL (4.00m x 12.00m)	63.00 SQ.M.
17 SALA SWIMMING, PANTRY	38.00 SQ.M.
18 SALA SWIMMING TOILET	4.00 SQ.M.
19 SUN DESK	12.00 SQ.M.
20 OUTDOOR SHOWER	2.00 SQ.M.
21 PUMP ROOM	4.00 SQ.M.
22 PUMP ROOM TERRACE	1.00 SQ.M.
23 UPPER SALA	40.00 SQ.M.
24 UPPER SALA PLANT BOX AREA	19.00 SQ.M.

Zone D Type 4C Tropical Balinese Style







